



# REPORT

ON THE WORKING OF THE

REGISTRATION DEPARTMENT

9235

IN THE

PROVINCE OF ASSAM

FOR THE YEAR

1918.



SHILLONG :

PRINTED AT THE ASSAM SECRETARIAT PRINTING OFFICE.

---

1919.

## Agents for the Sale of Books published by the Assam Administration.

### Agents in India.

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>1) Messrs. Thacker, Sank &amp; Co., Calcutta.</li><li>(2) Messrs. W. Newman &amp; Co., Calcutta.</li><li>(3) Messrs. S. K. Lahiri &amp; Co., Calcutta.</li><li>(4) Messrs. A. M. and J. Ferguson, Ceylon.</li><li>(5) Messrs. R. Cambray &amp; Co., 6 and 8/2, Hasting Street, Calcutta.</li><li>(6) Messrs. Thompson &amp; Co., Madras</li><li>(7) Babu Hari Ram Dhar, s.a., Popular Library, Dacca.</li></ul> | <ul style="list-style-type: none"><li>(8) Messrs. D. B. Taraporevala Sons &amp; Co, 10 Meadon Street, Fort, Post Box No. 18 Bombay.</li><li>(9) The Indian School Supply Depôt, 309, Bow Bazar Street, Calcutta.</li><li>(10) Messrs. M. C. Sircar &amp; Sons, 75, Harison Road, Calcutta.</li><li>(11) Messrs. Students &amp; Co., Cooch Bihar.</li><li>(12) Messrs. Vas &amp; Co., Madras.</li><li>(13) The Standard Literature Co. Limited, 13-1. Old Court House Street, Calcutta,</li><li>(14) The Standard Book Stall, Karachi.</li></ul> |
|---|---|
15. Mr. Mangaldas Harkisandas, Surat.

### Agents in England.

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>(1) Messrs. Constable &amp; Co., 10, Orange Street, Leicester Square, W. C.</li><li>(2) Messrs. Kegan Paul, Trench, Trübner &amp; Co., 68—74, Carter Lane, E. C., London. Oriental Department, 25, Museum Street, London, W. G.</li><li>(3) Mr. B. Quaritch, 11, Grafton Street, New Bond Street, W.</li><li>(4) Messrs. P. S. King &amp; Son, 9, Bridge Street, Westminster, S. W., London.</li><li>(5) Mr. B. H. Blackwell, 50 and 51, Broad Street, Oxford.</li><li>(6) Messrs. Deighton Bell &amp; Co., Limited, Cambridge.</li></ul> | <ul style="list-style-type: none"><li>(7) Messrs. Henry S. King &amp; Co., 65, Cornhill, E. C., London.</li><li>(8) Messrs. Grindlay &amp; Co., 54, Parliament Street, S. W., London.</li><li>(9) Messrs. W. Thacker &amp; Co., 2, Creed Lane, London, E. C.</li><li>(10) Messrs. Luzac &amp; Co., 46, Great Russell Street, London, W. C.</li><li>(11) Mr. J. Fisher Unwin, 1, Adelphi Terrace, London, W. C.</li><li>(12) Messrs. William Wesley &amp; Son, 28, Essex Street, Strand London.</li></ul> |
|---|--|

### Agents on the Continent of Europe.

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li>(1) M. Earnest Leroux, 28, Rue Bonaparte, Paris.</li><li>(2) Martinus Nijhoff, The Hague</li></ul> | <ul style="list-style-type: none"><li>(3) Messrs. Oliver and Boyed, Tweeddale Court, Edinburgh.</li><li>(4) Messrs. E. Pensonby, Ltd., 116, Grafton Street Dublin.</li></ul> |
|--|--|

SHILLONG:

PRINTED BY H. B. KING, SUPERINTENDENT, ASSAM SECRETARIAT, PRESS.

No. 475R.

FROM

S. N. MACKENZIE, Esq., I.C.S.,

INSPECTOR GENERAL OF REGISTRATION, ASSAM,

TO

THE SECOND SECRETARY TO THE CHIEF COMMISSIONER  
OF ASSAM.

*Dated Shillong, the 15th April 1919.*

SIR,

I HAVE the honour to submit the statistics of the Registration Department of the Province of Assam for the year 1918, together with the one Provincial and four Imperial statements.

2. I was in charge of the department from 1st January to 2nd October, and Mr. W. L. Scott, I.C.S., from the 3rd October to the end of the year.

3. A new office was opened experimentally at Bhangabazar in the district of Sylhet during the year under report. The number and constitution of the offices at the end of the year were as follows :—

Whole-time offices, permanent	...	...	...	...	25
Ditto, temporary	...	...	...	...	1
<i>Ex-officio</i> offices	...	...	...	...	14
Total					40

4. The total number of deeds registered in the province during the year under report was 73,136 as against 89,113 in the previous year, a decrease of 15,977 documents or 17·92 per cent. All the districts except Nowgong and Khasi and Jaintia Hills are responsible for the decrease. The most noticeable decreases are 12,626 in Sylhet, 2,346 in Cachar and 534 in Goalpara, and were mainly under the head "Compulsory registration." The want of ready money, and high prices, the fall in the price of rice and prevalence of influenza were the main causes at work in Sylhet and Cachar. The effects of the flood of 1916 and outbreaks of cholera were additional causes in Cachar. In Goalpara the decrease is assigned to the closure of resettlement in certain zemindaries in the Dhubri subdivision and to the survey which is being carried out in the Mechpara Ward's Estate in the Goalpara subdivision. There was an increase of 102 documents in the district of Nowgong, due to the influx of foreign settlers.

The decreases of 5,943 documents under head "Mortgages" and 6,418 under head "Sales" mainly occurred in the districts of Sylhet and Cachar. The District Registrar, Sylhet, remarks that the "people did not sell their lands as the price was low owing to the scarcity of money, and money-lenders were also averse to giving loans as the old loans were not being paid up" while the District Registrar, Cachar, attributes the decrease to a fall in land values.

In comparison with last year, there was a decrease of Rs. 13,43,315 in the total aggregate value of the deeds registered during the year; the cause is obvious.

5. The total receipts of the department from all sources were Rs. 88,013 as against Rs. 1,01,813 in the preceding year. The decrease is due to the decrease in the number of documents presented. In the districts of Cachar and Garo Hills, the department worked at a loss of Rs. 225 and Rs. 5, respectively, during the year under report.

6. The total expenditure amounted to Rs. 64,983 as against Rs. 68,009 in the previous year. Smaller expenditure on account of temporary establishment and discontinuance of grain compensation allowance in the districts of Cachar and Darrang, non-payment of commission for 2 months to the *ex-officio* Sub-Registrar of Lakhimpur and of rent for the Katigora Sub-Registry office building throughout the year in the district of Cachar, and the fact that the post of probationer was not filled in the district of Sylhet, are responsible for the decrease in the total expenditure.

7. Four prosecutions were instituted during the year, 3 of which resulted in conviction while one was pending at the end of the year. Of the 3 prosecutions resulting in conviction, 2 were instituted by the Sub-Registrar of Jorhat on charges of fabricating false evidence by altering the date of a document in order to secure its registration. The accused were sentenced to one day's rigorous imprisonment and to pay fines of Rs. 200 and Rs. 100, respectively. In the third case, instituted by the Sub-Registrar of Sukhair in the district of Sylhet for false identification, the accused was fined Rs. 15.

I have the honour to be,

SIR,

Your most obedient Servant,

S. N. MACKENZIE,

*Inspector General of Registration, Assam.*

Statement of Instruments registered, and of the value of property transferred by registered Instruments, in each of the districts of the Province of Assam for the year 1918.

REGISTRATIONS AFFECTING IMMOVABLE PROPERTY, BOOK I.

Districts.	Number of Registration offices.	Compulsory.										Optional.																	
		Instruments of sale or exchange of value of Rs. 100 and upwards.		Instruments of sale or exchange of value less than Rs. 100 (sections 54 and 118 of the Transfer of Property Act).		Instruments of mortgage.		Other instruments registered under section 17, clauses (b) and (c).		Instruments of perpetual lease [section 17, clause (d)].		All instruments of lease (other than of perpetual lease).		Value of annual rents.		Amount.		Number.		Aggregate value.		Total compulsory registrations.		Instruments of sale or exchange of value less than Rs. 100.		Instruments of mortgage.		Aggregate value.	
		Number.	Aggregate value.	Number.	Aggregate value.	Number.	Aggregate value.	Number.	Aggregate value.	Number.	Value of annual rents.	Number.	Value of annual rents.	Number.	Value of annual rents.	Number.	Value of annual rents.	Number.	Aggregate value.	Number.	Aggregate value.	Number.	Aggregate value.	Number.	Aggregate value.	Number.	Aggregate value.	Number.	Aggregate value.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Assam	5	49	13,004	2,570	8,17,488	1,439	78,551	1,845	2,52,997	445	1,79,093	2	230	516	16,157	1,000	6,916	13,53,110	...	...	...	...	...	...	...	...	...	...	...
Barak and Jaintia Hills...	2	4	1,480	75	2,54,280	...	...	83	1,00,888	7	1,300	...	...	13	23,906	39	153	3,81,844	7	465	...	...	...	...	...	...	...	...	...
Assam Valley and Hill Districts.	27	695	1,81,462	14,993	42,39,863	16,458	7,73,553	10,890	15,17,657	3,001	9,48,576	607	65,146	6,313	2,51,013	73,476	53,417	79,63,490	7	465	...	...	...	...	...	...	...	...	...
Mymensingh	2	32	8,195	518	1,51,985	365	17,611	407	3,42,478	119	6,941	11	3,834	592	27,869	...	2,044	5,63,883	...	...	161	8,917	...	...	...	...	...	...	...
Barisal	21	58	17,697	651	2,11,507	447	26,509	378	1,50,739	133	2,72,939	4	377	69	47,620	1,350	1,769	7,37,378	...	...	...	...	...	...	...	...	...	...	...
Chittagong	2	18	3,405	140	50,146	114	5,590	204	2,56,131	23	46,661	1	75	19	1,671	...	518	3,61,682	6	237	188	7,304	...	...	...	...	...	...	...
Dacca	1	11	1,706	107	34,292	...	...	72	30,231	27	46,876	13	240	7	134	...	227	1,13,259	65	3,463	85	1,841	...	...	...	...	...	...	...
Faridkot	3	25	4,515	397	2,99,940	707	38,355	715	1,54,710	102	1,83,900	1	2,000	21	7,459	...	2,511	6,90,750	...	...	375	19,518	...	...	...	...	...	...	...
Khulna	2	4	792	207	4,83,331	91	4,960	128	73,958	45	1,54,981	...	...	27	1,105	...	502	7,34,117	...	...	126	5,968	...	...	...	...	...	...	...
Madras	1	...	...	1	100	4	243	3	1,050	...	...	...	...	...	...	...	8	1,303	...	...	...	...	...	...	...	...	...	...	...
Assam Valley Districts.	13	146	86,310	2,031	12,67,261	1,728	93,168	1,907	10,03,297	468	7,12,091	30	6,506	737	95,888	1,350	7,639	31,59,471	71	3,700	835	48,448	...	...	...	...	...	...	...
Barisal	40	788	2,17,772	17,514	54,67,123	18,186	8,66,720	13,287	25,25,984	3,539	16,55,767	637	71,654	7,040	3,46,881	73,826	60,066	1,11,51,501	78	4,165	835	49,844	...	...	...	...	...	...	...
Total of previous year ...	89	691	2,26,407	20,243	56,39,379	27,375	10,29,246	18,230	28,82,983	4,089	20,02,510	445	76,498	9,572	3,95,550	1,01,938	75,255	1,22,99,061	47	2,682	944	53,460	...	...	...	...	...	...	...

*Statement of Instruments registered, and of the value of property transferred by registered Instruments, in each of the districts of the Province of Assam for the year 1918.*

[illegible]

**FORM No. II.**

*Statement of income, namely, fees realised on registrations and all other receipts in each of the districts of the Province of Assam for the year 1918.*

[illegible]



## FORM No. III.

Statement of Expenditure in each district of the Province of Assam for the year 1918.

District.	Fixed salaries of Registering Officers.	Percentage paid to Registering Officers.	Cost of ESTABLISHMENTS.			Other items of expenditure.	Total Expenditure.
			Permanent.	Temporary.	Total.		
1	2	3	4	5	6	7	8
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Cachar ... ..	4,540	400	4,612	11	4,623	615	10,178
Sylhet ... ..	24,435	...	17,574	1,475	19,049	3,186	46,670
Khasi and Jaintia Hills ... ..	...	170	177	...	177	19	366
Total Surma Valley and Hill Districts.	28,975	570	22,863	1,486	23,849	3,820	57,214
Goalpara ... ..	600	...	821	116	937	552	2,099
Kamrup ... ..	717	...	737	...	737	70	1,524
Darrang ... ..	...	...	368	111	479	2	481
Nowgong ... ..	...	...	...	...	...	2	2
Sibsagar ... ..	1,667	...	1,363	76	1,439	81	3,087
Lakhimpur ... ..	...	51	393	17	410	87	548
Garó Hills ... ..	...	...	...	...	...	38	38
Total Assam Valley Districts...	2,884	51	3,682	320	4,002	832	7,769
Grand Total ... ..	31,859	621	26,045	1,806	27,851	4,652	64,983
Total for the previous year ...	31,614	1,150	26,911	2,657	29,568	5,677	68,009

## FORM No. IV.

Statement of principal operations other than Registration in Books I, III and IV in each district of the Province of Assam for the year 1918.

District.	Covers containing Wills deposited (section 42).	Covers containing Wills withdrawn (section 44).	Covers containing Wills opened (section 45).	Wills removed to Courts under section 259 of the Indian Succession Act, copy being kept in Book III under section 46.	Powers-of-Attorney authenticated.	Registrations under section 25.	Registrations under section 34.	Refusals to register (sections 71 and 76).	APPEALS AGAINST SUCH REFUSALS (SECTION 72) AND APPLICATIONS UNDER SECTION 73 REGARDING SUCH REFUSALS		Registration ordered by Civil Court (section 77).	Prosecutions (section 88).	NUMBER OF ORDERS AND CERTIFICATES FILED IN BOOK NO. I UNDER SECTION 89 OF THE REGISTRATION ACT.					Searches or applications for copies.
									Registration ordered.	Registration refused.			Under Land Improvement Loans Act.	Under Agriculturists' Loans Act.	Under section 316, Code of Civil Procedure.	Granted by Revenue Officers.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Cachar ... ..	2	...	...	...	30	5	7	56	11	3	1	...	...	...	85	...	360	
Sylhet ... ..	...	...	...	...	145	44	142	447	159	46	...	...	...	...	514	72	2,820	
Khasi and Jaintia Hills ... ..	...	...	...	...	21	...	...	1	1	...	...	...	...	...	...	...	8	
Total Surma Valley and Hill Districts.	2	...	...	...	196	49	149	504	171	49	1	...	...	...	599	72	3,188	
Goalpara ... ..	1	...	...	...	38	1	2	28	...	...	...	...	...	...	137	...	145	
Kamrup ... ..	...	...	...	...	13	...	6	5	7	4	...	...	...	...	...	...	256	
Darrang ... ..	...	...	...	...	35	...	...	10	...	...	...	...	...	...	...	...	24	
Nowgong ... ..	...	...	...	...	14	...	...	...	...	...	...	...	...	...	8	...	23	
Sibsagar ... ..	...	...	...	...	59	...	...	49	...	11	...	2	...	...	125	...	129	
Lakhimpur ... ..	...	...	1	...	76	...	...	...	...	1	...	...	...	...	...	...	49	
Garó Hills ... ..	...	...	...	...	3	...	...	...	...	...	...	...	...	...	...	...	2	
Total Assam Valley Districts.	1	...	1	...	241	1	8	92	7	16	...	2	...	...	270	...	628	
Grand Total ... ..	8	...	1	...	437	50	157	596	178	65	1	2	...	...	869	72	3,816	
Total for the previous Year.	2	1	6	40	447	80	196	758	184	84	1	13	...	...	652	74	4,144	

## PROVINCIAL STATEMENT A.

STATEMENT OF REGISTRATIONS, RECEIPTS AND EXPENDITURE OF EACH REGISTRATION OFFICE IN THE PROVINCE OF ASSAM DURING THE YEAR 1918.

Offices.				Total number of documents registered in Books I, III and IV.	Total amount of ordinary fees.	Total of other receipts.	Total receipts.	Total expenditure.
1				2	3	4	5	6
					Rs.	Rs.	Rs.	Rs.
Silchar	...	...	...	3,878	3,609	936	4,545	4,341
Hailakandi...	...	...	...	2,272	2,438	217	2,655	1,927
Katigora	...	...	...	1,374	1,047	77	1,124	2,203
Lakhipur	...	...	...	628	556	14	570	526
Falonghat	...	...	...	1,160	1,023	37	1,059	881
Total	...	...	...	9,312	8,672	1,281	9,953	10,178
Sylhet	...	...	...	1,536	1,962	3,686	5,648	7,494
Ditto Joint	...	...	...	4,100	4,200	862	5,062	2,552
Thakurbari	...	...	...	2,493	2,396	227	2,623	1,681
Habiganj	...	...	...	4,380	4,848	1,490	6,338	3,114
Sunamganj	...	...	...	3,952	3,367	464	3,831	2,242
Karimganj	...	...	...	3,980	4,302	1,120	5,422	2,750
South Sylhet	...	...	...	3,754	3,758	704	4,462	2,054
Balaganj	...	...	...	2,889	2,767	514	3,281	2,164
Kulaura	...	...	...	2,114	2,183	515	2,698	2,173
Madhabpur	...	...	...	2,789	2,596	279	2,875	2,163
Jaldhup	...	...	...	4,108	3,813	309	4,122	2,151
Kanaighat	...	...	...	2,003	1,311	69	1,380	1,622
Jagannathpur	...	...	...	2,594	2,266	373	2,639	1,874
Patharkandi	...	...	...	1,438	1,227	185	1,412	1,729
Baniyachang	...	...	...	3,059	2,651	339	2,990	2,670
Gowainghat	...	...	...	1,323	880	103	983	2,031
Biswanath	...	...	...	2,721	2,485	478	2,963	2,172
Srimangal	...	...	...	1,767	1,545	214	1,759	1,928
Sukhair	...	...	...	1,614	1,429	208	1,637	1,575
Bhangabazar	...	...	...	725	693	91	784	581
Total	...	...	...	53,339	50,679	12,230	62,909	46,670
Shillong	...	...	...	196	522	82	604	317
Jowai	...	...	...	72	101	1	102	49
Total	...	...	...	268	623	83	706	366
Total Surma Valley and Hill Districts	...	...	...	62,919	59,974	13,594	73,568	57,214
Dhubri	...	...	...	2,271	2,770	736	3,506	1,868
Goalpara	...	...	...	235	265	110	375	321
Total	...	...	...	2,506	3,035	846	3,881	2,089
Gauhati	...	...	...	1,785	2,009	891	2,900	1,524
Barpeta	...	...	...	524	394	194	588	...
Total	...	...	...	2,109	2,403	1,085	3,488	1,524
Tezpur	...	...	...	669	726	136	862	370
Mangaldai	...	...	...	230	222	49	271	111
Total	...	...	...	899	948	185	1,133	481
Nowgong	...	...	...	459	455	158	613	2
Total	...	...	...	459	455	158	613	2
Jorhat	...	...	...	1,716	1,554	373	1,927	2,313
Sibsagar	...	...	...	707	625	103	728	351
Golaghat	...	...	...	876	796	124	920	420
Total	...	...	...	3,299	2,975	600	3,575	3,087
Dibrugarh	...	...	...	774	1,234	372	1,606	500
North Lakhimpur	...	...	...	149	95	21	116	48
Total	...	...	...	923	1,329	393	1,722	548
Garo Hills	...	...	...	22	27	6	33	38
Total	...	...	...	22	27	6	33	38
Total of Assam Valley Districts	...	...	...	10,217	11,172	3,273	14,445	7,769
Grand Total	...	...	...	73,136	71,146	16,867	88,013	64,983
Total of previous year	...	...	...	89,113	62,713	19,100	1,04,813	68,009



